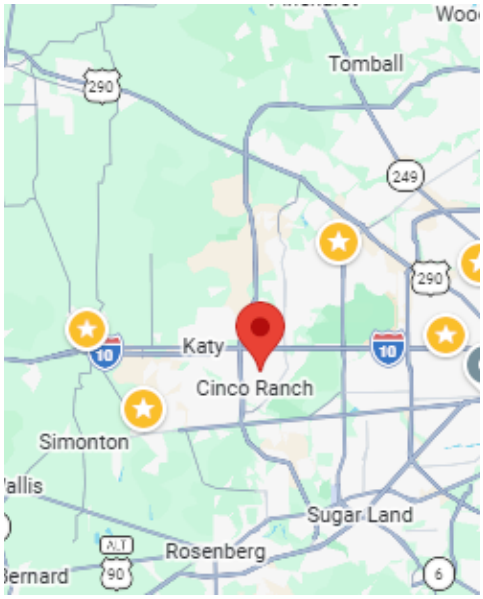
FOR LEASE
MASON ROAD OFFICE BLDG
KATY, TX

1150 S. Mason Road
Katy, TX 77494

Lease Term — 5 Years



AVAILABLE - FOR LEASE

SUITE 104 - 3,199 SF

Rent $23.00 PSF/YR/NNN

- Office Space Located in Highly Desirable Cinco Ranch
- Easy Access to I-10 (Katy Freeway) and SH-99 (Grand Parkway)
- Spacious area ideal for Office or Office/Retail Space

cmi brokerage

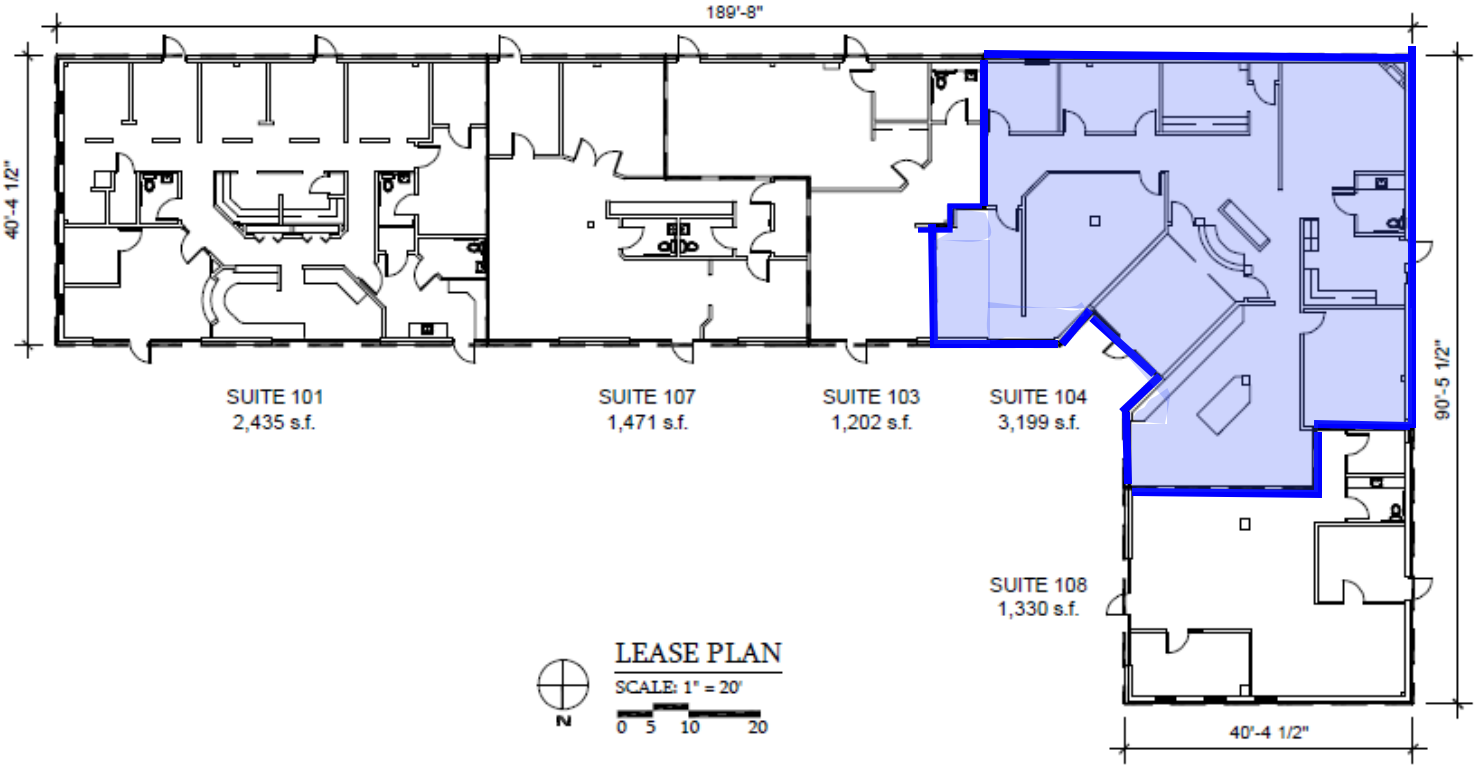
Trent Vacek, CCIM, Vice President **713-961-4666** **www.cmirealestate.com**

tvacek@cmirealestate.com 820 Gessner, Ste 1525, Houston, TX 77024

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not, in any way, warranted by CMI Brokerage or by any agent, independent associate, subsidiary or employee of CMI Brokerage. This information is subject to change without notice.

1150 S Mason Road, Katy, TX 77494

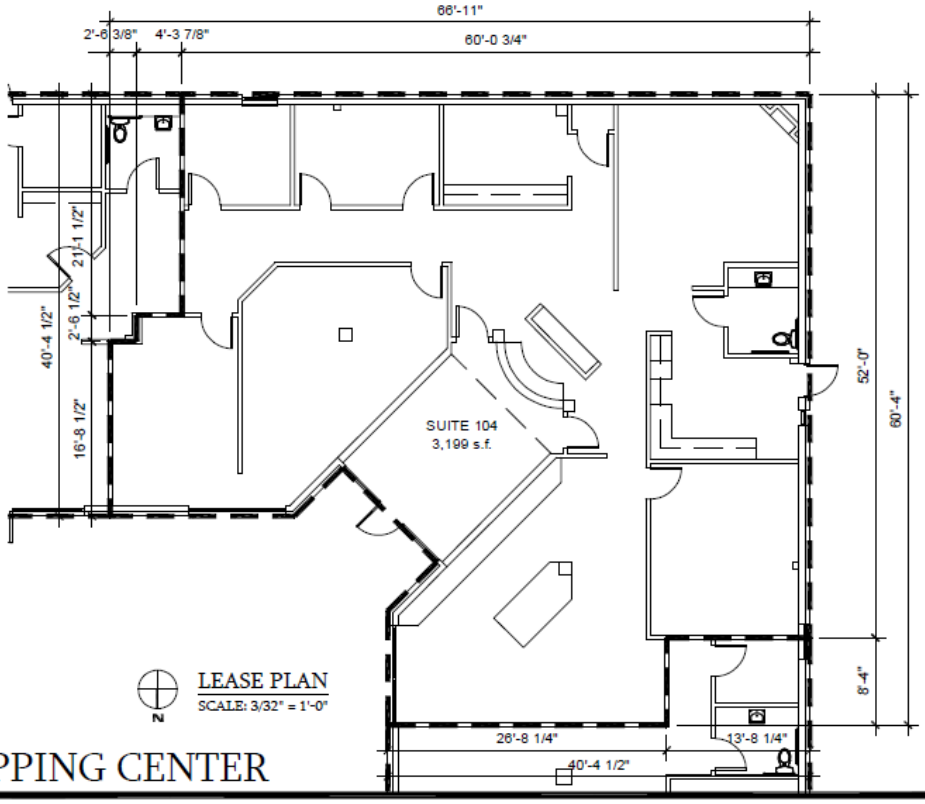
Interior Pictures



SHOPPING CENTER

1150 S. MASON RD
KATY, TEXAS

OSBORN & VANE ARCHITECTS.inc
26050 06 JULY 2026
DRAWN BY: TW



SHOPPING CENTER

1150 S. MASON RD
KATY, TEXAS

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26050 06 JULY 2026
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Demographic Summary Report

BMAR

1150 S Mason Rd, Katy, TX 77450

Building Type:	**General Retail**	Total Available:	**3,329 SF**
Secondary:	**Freestanding**	% Leased:	**100%**
GLA:	**9,722 SF**	Rent/SF/Yr:	**Negotiable**
Year Built:	**2000**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	21,100		133,447		336,686	
2025 Estimate	19,958		123,546		308,177	
2020 Census	19,722		116,076		279,174	
Growth 2025 - 2030	5.72%		8.01%		9.25%	
Growth 2020 - 2025	1.20%		6.44%		10.39%	
2025 Population by Hispanic Origin	6,135		36,545		96,889	
2025 Population	19,958		123,546		308,177	
White	10,505	52.64%	60,657	49.10%	127,930	41.51%
Black	1,537	7.70%	11,407	9.23%	39,760	12.90%
Am. Indian & Alaskan	125	0.63%	713	0.58%	2,284	0.74%
Asian	1,885	9.44%	14,906	12.07%	46,131	14.97%
Hawaiian & Pacific Island	12	0.06%	113	0.09%	236	0.08%
Other	5,894	29.53%	35,750	28.94%	91,836	29.80%
U.S. Armed Forces	8		62		109	
Households						
2030 Projection	7,383		47,509		112,545	
2025 Estimate	6,969		43,876		102,836	
2020 Census	6,900		41,057		93,027	
Growth 2025 - 2030	5.94%		8.28%		9.44%	
Growth 2020 - 2025	1.00%		6.87%		10.54%	
Owner Occupied	4,499	64.56%	24,998	56.97%	66,027	64.21%
Renter Occupied	2,470	35.44%	18,877	43.02%	36,809	35.79%
2025 Households by HH Income	6,967		43,877		102,834	
Income: <$25,000	638	9.16%	4,301	9.80%	9,897	9.62%
Income: $25,000 - $50,000	994	14.27%	6,580	15.00%	12,950	12.59%
Income: $50,000 - $75,000	1,230	17.65%	6,999	15.95%	15,614	15.18%
Income: $75,000 - $100,000	899	12.90%	4,039	9.21%	11,412	11.10%
Income: $100,000 - $125,000	880	12.63%	4,954	11.29%	11,509	11.19%
Income: $125,000 - $150,000	630	9.04%	4,370	9.96%	10,153	9.87%
Income: $150,000 - $200,000	673	9.66%	4,947	11.27%	12,622	12.27%
Income: $200,000+	1,023	14.68%	7,687	17.52%	18,677	18.16%
2025 Avg Household Income	$118,270		$125,652		$129,371	
2025 Med Household Income	$92,282		$100,098		$103,354	

CENTRAL MANAGEMENT, INC

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Traffic Count Report

BMAR

1150 S Mason Rd, Katy, TX 77450

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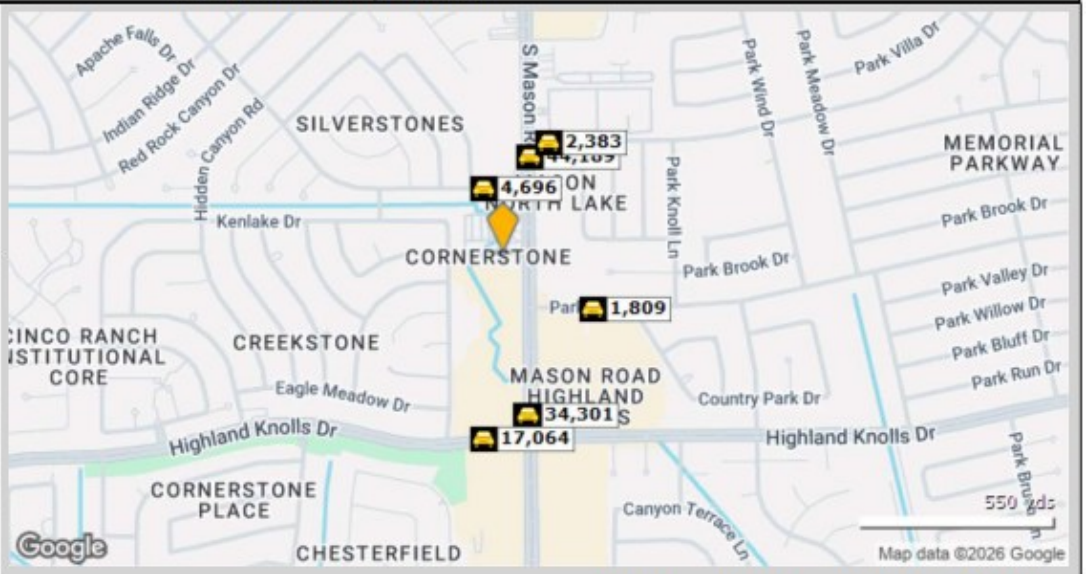

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Rock Canyon Dr	Sierra Shadows Dr	0.02 W	2025	4,688	MPSI	.11
2	Rock Canyon Dr	Sierra Shadows Dr	0.02 W	2024	4,696	MPSI	.11
3	S Mason Rd	PkTree Ln	0.02 N	2024	44,223	MPSI	.17
4	S Mason Rd	PkTree Ln	0.02 N	2025	44,189	MPSI	.17
5	Park York Dr	Country PkDr	0.08 E	2025	1,809	MPSI	.17
6	Park Tree Ln	S Mason Rd	0.03 W	2025	2,395	MPSI	.20
7	Park Tree Ln	S Mason Rd	0.03 W	2024	2,383	MPSI	.20
8	S Mason Rd	Highland Knolls Dr	0.04 S	2025	34,579	MPSI	.26
9	S Mason Rd	Highland Knolls Dr	0.04 S	2024	34,301	MPSI	.26
10	Highland Knolls Dr	Grand Junction Dr	0.06 W	2024	17,064	MPSI	.30

CENTRAL MANAGEMENT, INC

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7/27/2026

11-03-2025

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

CMI Brokerage	390205-BB	cmi@cmirealestate.com	713.961.4666
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Victor E Vacek, Jr.	153348-B	vev@cmirealestate.com	713.961.4666
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Trent Vacek	506635-SA	tvacek@cmirealestate.com	713.961.4666
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials		Date